

STATE MS.-DE SOTO CO. *2*

APR 18 2 40 PM '01

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

BK *390* *591* CLARA S. LAUGHTER.
W I K

PLAINTIFF

VERSUS

CAUSE NO. 01-2-256M

DANIEL WAYNE ROBINSON, A MINOR,
 JANICE L. KEEL, NEXT FRIEND OF DANIEL
 WAYNE ROBINSON, PATRICK FRANCIS SEHNERT,
 A MINOR, ART SEHNERT AND ELLEN SEHNERT, NEXT FRIENDS
 OF PATRICK FRANCIS SEHNERT AND FELICIA
 DANIELLE LAUGHTER, A MINOR AND TRACY LAUGHTER,
 NEXT FRIEND OF FELICIA DANIELLE LAUGHTER, *2*

DEFENDANTS

AGREED JUDGMENT SETTING ASIDE WARRANTY DEED

THIS CAUSE, having come on for hearing on a Complaint to Set Aside Warranty Deed regarding the below described property and the Court having heard and considered same does hereby FIND, ORDER AND ADJUDGE AS FOLLOWS:

1. The Court has jurisdiction over the parties and the subject matter.
2. All parties are properly before the Court. The minors and their next friends appeared before the Court.
3. On June 2, 1993, Plaintiff executed a Warranty Deed conveying the property described below to Amanda Laughter, Daniel Robinson, Patrick Sehnert and Felicia Laughter as tenants in common, reserving a life estate in herself and Janice Robinson. The deed is recorded in Deed Book 257, Page 754 in the Office of the Chancery Clerk of DeSoto County, Mississippi.
4. The property was erroneously described as being in the Southwest Quarter of Section 34, Township 2 South, Range 7 West, DeSoto County, Mississippi in previous deeds. The subject property is described as follows:

1.0 acre, more or less located in the Southeast Quarter of Section 34, Township 2 South, Range 7 West, DeSoto County, Mississippi, being more particularly described as follows:

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W E DAVIS, CLERK
*S. Patrick*Book 294
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Beginning at a point 20 feet south of the southwest corner of the Kimble Johnston tract as shown by deed of record in Book 49, Page 296, said point also being the east right-of-way line of Douglas Road; thence in a southerly direction with said road right-of-way 170 feet, more or less to a point; thence in an easterly direction 260 feet, more or less, to a point; thence in a northerly direction 170 feet, more or less, to a point; thence in a westerly direction 260 feet more or less, to the point of beginning and containing one acre, more or less.

By way of explanation, this is the same property conveyed to Grantor by Arthur Roy Sehnert on September 11, 1992 as shown in Deed Book 249, Page 302 and also the same property conveyed to Grantor by deed dated April 3, 1969 and recorded in Deed Book 78, Page 185 in the Office of the Chancery Clerk of DeSoto County, Mississippi, which deeds incorrectly state that the property is located in the Southwest Quarter of Section 34.

5. Plaintiff had her larynx removed on December 13, 1983 and is only able to speak with the assistance of an electrolarynx. Plaintiff desired that the subject property be conveyed to her grandchildren, Amanda, Daniel, Patrick and Felicia at her death. She attempted to communicate this request to a family member, Mrs. Jeannette Martin, who in turn communicated this to the attorney who prepared the Warranty Deed. Plaintiff did not intend to convey the property to her Grandchildren at the time the deed was executed and did not realize until recently that the document she signed conveyed the property to them reserving in herself and her daughter, Janice Robinson Keel, life estates.

6. No consideration was paid for the property conveyed by the subject deed.

7. Plaintiff is in failing health and needs the income from the sale of the subject property in order to pay her necessary expenses.

8. All Defendants are in agreement that the subject Warranty Deed was executed by mistake and without adequate consideration and that it should be set aside.


IT IS THEREFORE ORDERED AND ADJUDGED that the deed recorded in Deed Book 257, Page 754 is hereby set aside and held for naught and that Plaintiff, Clara S. Laughter, is the sole owner of the property and removing any cloud caused by said Deed.

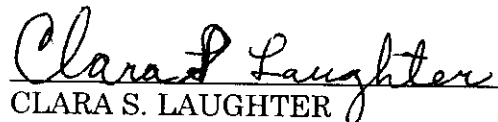
THE COURT FURTHER ORDERS AND ADJUDGES that the Clerk of the Court cause this order to be recorded in the deed records of DeSoto County, Mississippi, and the Clerk is hereby ordered to make a notation on the deed recorded in Deed Book 257, Page 754 that the deed is set aside by this judgment.


SO ORDERED AND ADJUDGED this the 9th day of April, 2001.



CHANCELLOR

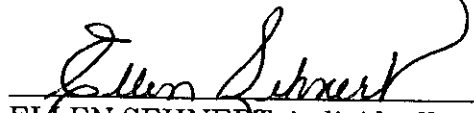
APPROVED AS TO FORM AND CONTENT:

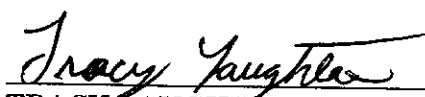

DENISE T. SIMS
Attorney for Plaintiff


CLARA S. LAUGHTER
Plaintiff


JANICE L. KEEL, individually and as
next friend of DANIEL WAYNE ROBINSON


ART SEHNERT, individually and as
next friend of PATRICK FRANCIS SEHNERT


ELLEN SEHNERT, individually and as next
friend of PATRICK FRANCIS SEHNERT


TRACY LAUGHTER, individually and as next
friend of FELICIA DANIELLE LAUGHTER

STATE OF MISSISSIPPI, COUNTY OF DESOTO
I HEREBY CERTIFY that the above and foregoing is
a true copy of the original filed in this office.
This the 11th day of April 2001
W. E. D. [Signature]
By [Signature] Clerk of the chancery court. D.C.